

041.A

Map

0001

Block

0003.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 561,100 /

USE VALUE: 561,100 /

ASSESSed: 561,100 /

Total Card /

Total Parcel

561,100

561,100

561,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		PARK ST, ARLINGTON

OWNERSHIP

Owner 1:	RAHMAN FARZANA/TRUSTEE
Owner 2:	FARZANA RAHMAN LIVING TRUST
Owner 3:	
Street 1:	12 COOLIDGE RD
Street 2:	
Twn/City:	WAYLAND
St/Prov:	MA
Postal:	01778

PREVIOUS OWNER

Owner 1:	RAHMAN FARZANA -
Owner 2:	-
Street 1:	41 PARK STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1890, having primarily Clapboard Exterior and 1665 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6024																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	561,100			561,100
Total Card	0.000	561,100			561,100
Total Parcel	0.000	561,100			561,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	337.00	/Parcel:	337.00

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	561,100	0	.		561,100		Year end	12/23/2021
2021	102	FV	551,000	0	.		551,000		Year End Roll	12/10/2020
2020	102	FV	540,900	0	.		540,900	540,900	Year End Roll	12/18/2019
2019	102	FV	520,700	0	.		520,700	520,700	Year End Roll	1/3/2019
2018	102	FV	472,200	0	.		472,200	472,200	Year End Roll	12/20/2017
2017	102	FV	421,600	0	.		421,600	421,600	Year End Roll	1/3/2017
2016	102	FV	421,600	0	.		421,600	421,600	Year End	1/4/2016
2015	102	FV	323,800	0	.		323,800	323,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAHMAN FARZANA,	69836-36		8/28/2017	Convenience		1	No	No	
RAHMAN-SALIM FA	69704-364		8/1/2017	Estate/Div			No	No	
FARZANA RAHMAN	27853-385		11/7/1997	Family		1	No	No	A

TAX DISTRICT

Pat Acct.	
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BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/7/2003	75	Redo Bat	15,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database

AssessPro - ArchiveProArling

aprob

2023

Type:	8	- Condo TnHs.	
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	2	- Clapboard	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	WHITE		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1890	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G4	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Good
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	14.286000252
Name:	12 - 6024

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM	5		BR	3		Bath	1		HB	1

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	24.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	24.5 %

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	0.86036038
Const Adj.:	1.00999999
Adj \$ / SQ:	217.241
Other Features:	40000
Grade Factor:	1.00
NBHD Inf:	1.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	743157
Depreciation:	182073
Depreciated Total:	561083

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		5	3	0
Totals				
1		5	3	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,665	217.240	361,700
Net Sketched Area:		1,665	Total:	361,700
Size Ad	1665 Gross Area	1665	FinArea	1665

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
06						
06						
65						

IMAGE

